

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 36 Brooke Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$2,262,500 Property Type House Suburb Albert Park

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	32 Finlay St ALBERT PARK 3206	\$1,422,500	28/10/2023
2	26 Brooke St ALBERT PARK 3206	\$1,405,000	08/06/2023
3	25 Little Lyell St SOUTH MELBOURNE 3205	\$1,280,000	12/09/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/11/2023 11:33



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Rooms: 4

Property Type: House (Res)

Land Size: 76.719 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending September 2023: \$2,262,500

Comparable Properties



32 Finlay St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,422,500

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)



26 Brooke St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,405,000

Method: Private Sale

Date: 08/06/2023

Property Type: House (Res)

Land Size: 91 sqm approx



25 Little Lyell St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 1

Price: \$1,280,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371